

# \$1,285,000 - 271196 Range Road 13 Nw, Airdrie

MLS® #A2260536

**\$1,285,000**

5 Bedroom, 4.00 Bathroom, 2,500 sqft

Residential on 3.29 Acres

NONE, Airdrie, Alberta

Welcome to Airdrie - country living with city convenience. As you arrive, you'll be greeted by a stunning two-story home on 3.2 acres within city limits. The property includes a triple detached garage, providing ample space for your vehicles and hobbies, in addition to the double attached garage for everyday convenience. Inside, the main floor features a traditional layout, including a formal living room and dining room. The heart of this home is undoubtedly the custom kitchen, adorned with solid wood cabinets, granite countertops, and top-of-the-line stainless steel appliances. A walk-in pantry ensures you have plenty of storage. Enjoy your morning coffee in the cozy breakfast nook, overlooking the gorgeous backyard. Adjacent to the kitchen, a sunken living room invites you to unwind by the gas fireplace, creating a warm and inviting atmosphere. Off the living room is a home office that could also function as an additional bedroom, along with a convenient two-piece bathroom and a custom mudroom with a sink, situated just off the garage. Up the curved staircase with skylights above, you'll discover four bedrooms, including the primary bedroom with a walk-in closet and a separate wardrobe and hidden storage. The five-piece bathroom is shared for upstairs while you get your own personal ensuite with a corner shower and a jetted tub. The fully finished basement features a spacious entertainment rec room equipped with a wet bar and ample cabinet space. It's the perfect spot for



family movie nights and hosting friends. Additionally, youâ€™ll find a well-appointed four-piece bathroom, a cold room, and a hobby room, plus a SEPERATE ENTRY COVERED WALK UP that gives the basement easy and private access. Now, letâ€™s talk about the outdoor space. Your backyard is complete with a playground, fire pit area, and an entertainment zone where you can host barbecues and soak in your hot tub. The mature trees provide natural privacy, and thereâ€™s plenty of storage for your RV, boats, and all your toys. Donâ€™t miss the opportunity to make this extraordinary property your forever home!

Built in 1993

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2260536                         |
| Price          | \$1,285,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,500                            |
| Acres          | 3.29                             |
| Year Built     | 1993                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 271196 Range Road 13 Nw |
| Subdivision | NONE                    |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B0B8                  |

## Amenities

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Parking      | Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, RV Access/Parking, Paved, Triple Garage Detached |
| # of Garages | 5                                                                                                                     |

## Interior

|                   |                                                                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Jetted Tub, Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer                                                                                                                                                             |
| Heating           | Forced Air                                                                                                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                          |
| Fireplaces        | Family Room, Gas                                                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                        |
| Basement          | Finished, Full, Exterior Entry, Walk-Up To Grade                                                                                                                                                                                                                                           |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Garden, Playground, Private Entrance, Private Yard, Storage |
| Lot Description   | Back Yard, Front Yard, Garden, Lawn, Private, Treed         |
| Roof              | Asphalt Shingle                                             |
| Construction      | Stone, Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete                                             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 27th, 2025 |
| Days on Market | 36                   |
| Zoning         | RR-4                 |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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